



Board of Commissioners • Agenda

SLDC Board Room, 2nd Floor

JULY 26, 2023

8:30 a.m.

PUBLIC

In order to ensure all Commissioners and the public are able to join the meeting in person or connect via Zoom successfully, we recommend that you arrive in person or join via Zoom (for video) starting at **8:15 AM** to allow time to sign in and to troubleshoot any connection issues. The host will open the doors for seating and the phone lines to initiate the Zoom meeting at that time. Should you have a problem accessing the meeting in person or Zoom, please call 314-657-3749 for assistance.

The public will be able to access the meeting in two ways:

In Person:

1520 Market, Suite 2000
Boardroom, Rm 278

Via Zoom:

Please click the link below to join the webinar: <https://us02web.zoom.us/j/87320459047>

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Webinar ID: 873 2045 9047

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People wishing to speak on items on the agenda who join in person or zoom, should write/type in their name and/or business, the item they wish to discuss, and if on zoom, the phone number they will be using to call into the zoom session. When the Commission takes comments from the public each person will be called on to speak one at a time by name, and the moderator will open access to speak.

Zoom may be accessed at www.zoom.us and instructions on its use are available to <https://support.zoom.us/hc/en-us>

People who need accommodations relating to accessibility should contact Myisa Sykes at whitlockm@stlouis-mo.gov or by phone at 314-657-3749 or 314-589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

The Official Agenda was posted on the bulletin board on the first-floor lobby of 1520 Market St. on or before **August 30, 2023 before or after 4:00 PM** and items may be withdrawn or modified during the Public Meeting at the discretion of the Commissioners.



Agenda – PART I

Land Reutilization Authority Board of Commissioners
SLDC Board Room, 2nd Floor
JULY 26, 2023
8:30 a.m.

Note: If you would like to speak at the meeting, please arrive in person or log into Zoom by 8:15 a.m. to allow time to sign in and be placed on the list of speakers.

1. Call To Order
2. Election of Officers
3. Report of Commissioners
4. Minutes – **May 31, 2023 Minutes**
5. Report of Commissioners
6. Action of Offers to Purchase – **JUNE OFFERS**
 - a. New Construction Sales **(1)**
 - b. As-Is Rehab Sales **(2-7)**
 - c. Development Sales **(8)**
 - d. General Lot Purchase Sales **(9-20)**
 - e. Side Lots Sales Policy **(0)**
 - f. Option Renewal (Modification) **(21-23)**
 - g. Prop NS **(24)**
 - h. Donations **(25-26)**
 - i. Miscellaneous **(27)**
 - j. Addendum **(28-29)**

-----BREAK-----

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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OFFERS TO PURCHASE

Offers to Purchase are parcels owned by LRA that consist of unoccupied ground or physical structures (single family residences, side lots, 2FF, 4FF, etc.). The offerors have submitted offers to purchase with the intention of rehabbing properties as residential or commercial projects, an extension of their yard space, community gardens or greenspaces to enhance and beautify the community.

A. NEW CONSTRUCTION

New Construction Program are for Class A lots, a minimum of 4,000 square feet in total land with no more than 3 contiguous lots per offer.

1.	4160 Delmar Blvd.	4875-00-0065 115' x 142.83' 16,367 sq.ft.	TS-2015	\$35,600.00	\$32,344.00
	4142 Delmar Blvd.	4875-00-0150 28' x 142' 4,124 sq. ft.	TS-1986	\$16,200.00	\$18,558.00
	4146 Delmar Blvd. Ronald K. & Juri K. Bassuner 38- Central West End Ward 9	4875-00-0140 28' x 142' 4,126 sq. ft. Vacant Lots	TS-1996	\$16,200.00	\$18,567.00

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

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B. AS-IS REHAB PROGRAM

As-Is Rehab Program are Class A residential buildings, up to 6 units. No more than 1 building with no more than 2 contiguous lots or 1 commercial building.

2.	4560 Red Bud Ave. East Fair, LLC c/o Pride Davis 68 – O’Fallon Ward 11	3550-91-9000 35’ x 149’ 2 Sty Brk, 2 FF	TS-2012	\$1,000.00	\$2,000.00
3.	3500 N. Grand Tierra Silerio 59 – JeffVanderLou Ward 11	5215-00-02300 80’x 66’ 3-Sty Brk Mixed Use Bldg.	TS-2020	\$11,500.00	Appraisal
4.	920 Harlan Ave. Aundrey Hogan 74- Baden Ward 13	5399-00-01500 25’x 127’ 1 Sty Frm Residence	TS-2019	\$2,374.27	\$2,374.27
5.	6013 Emma Ave.	5344-00-02900 25’x 125’ 1-Sty Frame	TS-2014	\$1,000.00	\$1,000.00
	6033 Emma Ave. Melody Griggs 76- Walnut Park West Ward 13	5344-00-03600 25’ x 125’ 1-Sty Frame	TS-2013	\$1,000.00	\$1,000.00
6.	5405 Plover Ave. LaDonna McKinney 72 – Walnut Park East -327 Ward 13	3815-09-01000 25’ x 138.5’ 1 Sty Frame Res	TS-2019	\$1,000.00	\$1,000.00

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

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7. **Exhibit “A”** 22,142 sq. ft. \$1,200.00 \$8,000.00
 Terex Construction Group, LLC
 c/o Terrace Robinson
 48-West End
Ward 10
 51-Academy
Ward 10
 56-The Greater Ville
Ward 12

ParcelID	Address	Ward	Nghbrhood	Usage	Source	Front	Side	LotSF
38150901000	1284 Goodfellow	10	West End	2 Sty 2FF Brk	TS-2017	32	119	3933
51490000400	5180 Page Blvd.	10	Academy	2 Sty, 4FF Brk	TS-2015	51	137	7199
44670405000	3039 Rolla Pl.	12	Gtr Ville	1 Sty, 1 F	TS-2013	50	110	5505
44670405500	3025 Rolla Pl.	12	Gtr Ville	1 Sty, 1F Brk	TS-2012	50	110	5505
						183	476	22,142

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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C. DEVELOPMENT

***Development Program** are offers for parcels owned by LRA that consist of physical structures (single family residences, side lots, 2FF, 4FF, etc.) for the rehab and/or construction of any combination of the following:*

- *Rehab and/or construction of mixed -use buildings*
- *Rehab and/or construction of multiple residential buildings*
- *Rehab of residential buildings with more than 6 units*
- *And/or commercial projects*

8.	2620 Dr. Martin Luther King Dream Enterprises, LLC c/o Parish Lemons 59-Jeff Vanderlou Ward 11	1093-00-0100 25' x 147' Vacant Lot	T-2012	\$1,250.00	\$3,666.00
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OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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D. GENERAL LOT PURCHASE PROGRAM

General Lot Purchase Program provides guidelines for the sales of LRA Lots (Class A) for any purpose other than new construction, building rehab or development.

- | | | | | | |
|-----|---|---|---------|------------|-------------|
| 9. | 6119 Pennsylvania
Elias Jurado
1- Carondelet
Ward 1 | 2916-00-02800
35' x 137'
Vacant Lot | TS-2011 | \$2,000.00 | \$7,151.00 |
| 10. | Exhibit "A"
Biniam Theodros Baraki
Baraki Construction
57-The Ville
Ward 12 | 20,365 sq. ft. | | \$3,500.00 | \$13,413.00 |

ParcelID	Address	Usage	Source	Front	Side	LotSF
37050004000	2612 N. Taylor Ave.	Vac. Lot	TS-1995	37	150	3,167
37060004500	2614 N. Taylor Ave.	Vac. Lot	TS-2018	22	140	3,167
37060004600	2618 N. Taylor Ave.	Vac. Lot	DON-1980	50	140	7,038
37060004700	2622 N. Taylor Ave.	Vac. Lot	TS-1995	66	105	6,993
				175	535	20,365

- | | | | | | |
|-----|--|--|----------|------------|-------------|
| 11. | 4149 Dr. Martin Luther King
Ashley Settle
57-Ville
Ward – 12 | 3767-00-0190
4,803 sq. ft.
Vac. Lot | TS- 2011 | \$3,123.33 | \$ 3,123.00 |
| 12. | 4922 Aldine Ave.
Keys Realty Group, Inc.
Tenesia Brown
55- Kingsway East
Ward – 12 | 3784-00-01200
41' x 130'
5,631 sq. ft.
Vacant Lot | TS- 2001 | \$2,000.00 | \$8,447.00 |
| 13. | 4466 West Belle Pl
Debra Edwards
54- Lewis Place
Ward – 12 | 4570-00-00700
25' x 123'
3,076 sq. ft.
Vac. Lot | TS- 2002 | \$2,000.00 | \$3,076.00 |

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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14. **Exhibit “A”** 20,500 sq. ft. \$7,000.00 \$18,450.00
 Gorilla Angel Group, LLC
 Rodney Brown
 55-Kingsway East
Ward – 12

ParcelID	Address	Usage	Source	Front	Side	LotSF
44550002250	4947 Palm St.	Vac. Lot	TS- 2002	50	130	6500
44550002350	4951 Palm St.	Vac. Lot	TS- 2002	50	130	6500
4455000240	4957 Palm St.	Vac. Lot	TS-1995	50	150	7500
				150	410	20,500

15. **4816 Maffit Ave.** 4478-00-00800 TS- 2002 \$2,600.00 \$7,310.00
 25’ x 133’
 3,323 sq. ft.

4810 Maffit Ave. 4478-00-0100
 David Harris 30 x 133’
 55- Kingsway East 3,986 sq. ft.
Ward – 12 **Vac. Lots**

16. **2505 Belle Glade Pl.** 3665-00-03900 TS- 2002 \$1,000.00 \$ 1,879.00
 21’ x 134’
 2,890 sq. ft.
 Vac. Lot
4141 St. Ferdinand Ave. 3665-00-04000 \$2,000.00 \$1,000.00
 Charmaine Drake Staten 37 x 134’
 55- The Ville 1 Sty Brk Residence
Ward – 12

17. **3918 N. Grand** 1927-00-03100 TS- 2002 \$937.00 \$1,800.00
 Jasmine Williams McCulley 25’ x 120’
 67- Fairground 3,000 sq. ft.
Ward 14 Vac. Lot

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

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18. **Exhibit “A”**
 Lisa R. Doss
 66- College Hill
Ward 14
- \$5,355.00 \$8,115.00

ParcelID	Address	Usage	Source	Front	Side	LotSF
33520001800	2115 E. Prairie Ave.	Vac. Lot	TS-1981	39	112	4529
33520019000	2119 E. Prairie Ave.	Vac. Lot	DON-1983	39	110	4496
3352000200	2123 E. Prairie Ave.	Vac. Lot	TS-1991	40	111	4500
				118	333	13,525

19. **2126 E. Warne**
 Gwendolyn F. Parnell
 66 – College Hill
Ward 14
- 3398-00-0100
 30’ x 148’
 4,402 sq. ft.
 Vacant Lot
- TS-2000 \$1,000.00 \$2,641.00

20. **Counteroffer**
 4854 Lee Ave.
 Chanel Taylor
 69- Penrose
Ward 12
- 4389-11-01400
 39.84’ x 140.49’
 Vac. Lot
- TS- 2022 \$700.00 \$6,748.80

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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E. SIDE LOT PROGRAM

Side Lot Program are parcels owned by LRA that consist of unoccupied ground that are too small to support new construction. These non-buildable lots are parcels that are less than **4,000 square ft.** and cannot be contiguous to another LRA parcel. These lots are made available and affordable to adjacent property owners to be used as a side lot and expand personal property.

NO SIDE LOT OFFERS FOR BOARD CONSIDERATION

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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F. OPTION RENEWAL

Option Renewals are offerors request for additional time to complete projects due to the construction delays, funding, etc. on options that are near expiration. Offerors must display proof of consistent progress to receive renewals of options and extensions of time.

21. **Exhibit “A”** 28,662 sq. ft. \$30,000.00 \$22,136.00
 Residency for Humanity **Option Renewal**
 Properties, LLC
 c/o Ebony Wilson
 55—Kingsway East
Ward 12
 48-West End
Ward 10

ParcelID	Address	Ward	Source	Usage	Front	Side1	LotSF
38150800200	1204 Temple Pl	10	TS-1995	Vacant Lot	37	119.5	4252
38150800300	1208 Temple Pl	10	TS-1997	Vacant Lot	37	119.5	4393
44890601700	4931 Aldine Pl	12	TS-2015	Vacant Lot	43	120.5	5512
44890601800	4935 Aldine Pl	12	TS-2015	Vacant Lot	43	120.5	3400
44890601600	4927 Aldine Pl	12	TS-2014	Vacant Lot	43	120.5	5792
44890601500	4921 Aldine Ave	12	TS-2014	Vacant Lot	43	115.5	5313
					246	836.5	28,662

22. **Exhibit “A”** 29,905 sq. ft. \$7,100.00 \$13,179.00
 Efficacy Consulting/48 **Option Renewal**
 Fields Place Dev LP
 c/o Yaphett El Amin
 56—The Greater Ville
Ward 12

ParcelID	Address	Usage	Source	Front	Side	LotSF
44450000850	3621 Clarence Ave	Vacant Lot	TS-1981	35.6	145	5163
44450000900	3615 Clarence Ave	Vacant Lot	TS-2001	41	145.58	5208
44450000950	3609 Clarence Ave	Vacant Lot	TS-1995	42.06	145.03	6089
44450001200	4307-09 Lexington Ave	Vacant Lot	TS-1999	47	97	4373
44450001300	4315 Lexington Ave	Vacant Lot	TS-1980	21.92	180.5	4611
44450001000	3605-07 Clarence Ave	Vacant Lot	TS-2004	43	98.56	4870
44411002000	4237 Lexington	Vacant Lot	TS-2006	25	180	4496
44411002100	4239 Lexington	Vacant Lot	TS-2009	25	180	4572
				280.58	1,171.67	39,382

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
23. 5603 Cates	3864-04-02300 75' x 156 11,811 sq. ft.	TS-2017	\$17,308.00	\$17,308.00
5619 Cates Efficacy Consulting & Dev Village of Delmar 2, LP 48- West End Ward 10	3864-04-02500 60' x 156' 9,449 sq. ft. Option Renewal	TS-2017		

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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G. PROP NS STABILIZED BUILDINGS

The Prop NS Program is a strategic initiative with a goal of stabilizing vacant residential buildings owned by the City of St. Louis Land Reutilization Authority (LRA) which offers them from sale. The program was established by a community-initiated and voter-approved ordinance to create a dedicated source of funding to make it possible for LRA to improve properties within the City's landbank of vacant buildings. This investment is intended to increase the likelihood that these properties will be purchased by private parties who will then finish their rehab and transform current deteriorating buildings into decent housing for their communities.

24.	5459 Genevieve 72- Walnut Park East Ward 13	5529-00-03200 25' x 125'	TS-2010	Min. Bid \$1,000.00
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The subject property is a 760 sq. ft. one story brick, single family. Parcel size is 3,132 sq. ft.

A. Willie (Chris) Carter \$2,000.00

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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H. DONATIONS

Donations are parcels which consist of unoccupied ground or structures owned by constituents who desire to donate due to no longer wanting the property or they are incapable of maintaining the upkeep. The donation is entered the LRA inventory and sold using the LRA process.

- | | | |
|-----|--|--|
| 25. | 6151 N. Pointe Blvd.
Botanical Ave. LLC
73-North Pointe
Ward 13 | 5737-00-04200
1 Sty Brk Residence
30' x 125' |
| 26. | 843 McLaran
Kevin Gayden
74-Baden
Ward 13 | 5209-00-02200
2 Sty, 2 FF Brk
30' x 125' |

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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G. MISCELLANEOUS

Miscellaneous items are requested changes from the original approved Board decision. These may include a change of end use, name change, etc. The request must go before the Board for consideration.

27.	<i>Change of End Use</i> 4245 N. Market St. Ernest A. Adams 57- The Ville Ward 12	3686-00-04200 25' x 130' 3,263 sq. ft. Vac. Lot
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Agenda – PART II

Land Reutilization Authority Board of Commissioners
SLDC Board Room, 2nd Floor
July 26, 2023
8:30 a.m.

Note: If you would like to speak at the meeting, please arrive in person or log into Zoom by 8:15 a.m. to allow time to sign in and be placed on the list of speakers.

7. Action of Offers to Purchase – **JULY OFFERS**

- a. New Construction Sales **(0)**
- b. As-Is Rehab Sales **(1-5)**
- c. Development Sales **(6-8)**
- d. General Lot Purchase Sales **(9-19)**
- e. Side Lots Sales Policy **(20-22)**
- f. Option Renewal (Modification) **(23-24)**
- g. Prop NS **(25-34)**
- h. Donations **(35-37)**
- i. Miscellaneous **(38)**

8. **Resolutions**

- a. RESOLUTION APPROVING THE FY24 LAND REUTILIZATION AUTHORITY (LRA) BUDGET AND CONTAINING THE AMOUNT OF ANNUAL FEE PAYABLE BY THE LAND REUTILIZATION AUTHORITY TO THE ST. LOUIS DEVELOPMENT CORPORATION (SLDC) FOR THE FISCAL YEAR ENDING JUNE 30, 2024 **RESOLUTION NO. 23-LRA-113**
- b. RESOLUTION AUTHORIZING ENTERING INTO AN AGREEMENT FOR ENGINEERING SERVICES AT 6111 DR. MARTIN LUTHER KING DR. **RESOLUTION NO. 23-LRA-114**
- c. RESOLUTION AUTHORIZING ENTERING INTO AN AGREEMENT FOR ENGINEERING SERVICES AT 6306 W. FLORISSANT AVE. **RESOLUTION NO. 23-LRA-115**
- d. RESOLUTION ADOPTING A REVISED PRICING POLICY FOR LRA PROPERTIES **RESOLUTION NO. 23-LRA-112**

9. **Director's Report**

10. Roll Call Vote May Be Held In Open Session To Hold A Closed Meeting Pursuant To The Following:

- a. Proceedings involving legal actions, causes of actions or litigation or confidential or privileged communications with attorneys or auditors as provided by Section 610.021 (1) RSMo. and/or Section 610.021(17) RSMo.
- b. Proceedings to discuss matters involving leasing, purchase or sale of real estate as provided by Section 610.021(2) RSMo.
- c. Proceedings regarding sealed bids and proposals and related documents or documents related to a negotiated contract as provided by Section 610.021(12) RSMo.

11. **THE NEXT COMMISSION MEETING IS SCHEDULED FOR AUGUST 30, 2023**

12. Adjournment

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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OFFERS TO PURCHASE

Offers to Purchase are parcels owned by LRA that consist of unoccupied ground or physical structures (single family residences, side lots, 2FF, 4FF, etc.). The offerors have submitted offers to purchase with the intention of rehabbing properties as residential or commercial projects, an extension of their yard space, community gardens or greenspaces to enhance and beautify the community.

A. NEW CONSTRUCTION

New Construction Program are for Class A lots, a minimum of 4,000 square feet in total land with no more than 3 contiguous lots per offer.

NO NEW CONSTRUCTION

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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B. AS-IS REHAB PROGRAM

As-Is Rehab Program are Class A residential buildings, up to 6 units. No more than 1 building with no more than 2 contiguous lots or 1 commercial building.

- 3633 Winnebago St.**
 Burrito Brothers, LLC
 Victor Mendieta Polvo
 15- Gravois Park
Ward 06
 1601-00-01900
 45' x 122'
 2 Sty Brk, 4FF
 DON-2018
 \$6,000.00
 \$4,000.00
- 4721 E. Sacramento**
 Pamper Me, LLC
 Terrilyn V. Lewis-Clardy
 69-Penrose
Ward 12
 4407-00-01900
 31' x 121'
 2 Sty Brk, 2FF
 DON-2017
 \$1,500.00
 \$2,000.00
- 5511 Partridge**
 Craig A. Arnold
 72- Walnut Park East
Ward 13
 5137-00-02500
 25' x 140'
 2 Sty Brk
 TS-2012
 \$1,000.00
 \$1,000.00
- Exhibit "A"**
 Mark D. Bogan
 67-Fairground
Ward 14
 74-Baden
Ward 12
 17,360 sq. ft.
 \$3,000.00
 \$4,000.00

ParcelID	Address	Ward	Usage	Source	Front	Side	LotSF
24290002000	4219 Peck St.	14	1 Sty Brk	TS-2010	40	112	4,480
24290001800	4225 Peck St.	14	1 Sty Brk	TS-2011	40	112	4,480
42370000400	*7923-7925 N. Broadway	12	2 Sty 4FF	TS-2017	50	168	8,400
	*Structurally Condemned				130	392	17,360

- 2724 Burd Ave.**
 Seldon O. Dorsey
 50-Wells Goodfellow
Ward 13
 4534-00-00400
 30' x 190'
 2 Sty, 2 FF Brk
 5,699 sq. ft.
 TS-2020
 \$2,500.00
 \$2,000.00

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

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C. DEVELOPMENT

Development Program are offers for parcels owned by LRA that consist of physical structures (single family residences, side lots, 2FF, 4FF, etc.) for the rehab and/or construction of any combination of the following:

- Rehab and/or construction of mixed -use buildings
- Rehab and/or construction of multiple residential buildings
- Rehab of residential buildings with more than 6 units
- And/or commercial projects

6.	Counteroffer Exhibit “A” Shantai Wadley 65-Hyde Park Ward 14	17,741 sq. ft.	\$3,500.00	\$6,650.00
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Appointing Authority

ParcelID	Address	Usage	Source	Front	Side1	LotSF
11820500750	3337 Blair Ave.	Vacant Lot	TS-2002	30	59	1,774
1182050080	3335 Blair Ave.	Vacant Lot	TS-1995	30	107	3,210
1182050100	3333 Blair Ave.	Vacant Lot	TS-2012	30	107	3,207
1182050110	1503 Herder St.	Vacant Lot	TS-1996	30	90	2,700
1182050120	1505 Herder St.	Vacant Lot	TS-1996	25	90	2,250
1182050065	1508 Angelrodt S	Vacant Lot	TS-2002	48	30	1,436
1182050060	1510 Angelrodt	Vacant Lot	TS-2003	35	90	3,164
				228	573	17,741

7.	Exhibit “A” Livingstone Nganga 48- West End Ward 10 31- The Gate District Ward 7		\$31,000.00	\$ 42,732.00
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ParcelID	Address	Usage	Source	Front	Side1	LotSF	Offer
45510002400	5561 Clemens Ave.	Vacant Lot	TS-2012	60	177	10,620	\$9,500
45510002300	5555 Clemens Ave.	Vacant Lot	TS-2012	50	191	9,550	\$8,500
45510002200	5551 Clemens Ave.	Vacant Lot	TS-2012	40	161	6,440	\$6,100
18180005470	2700 Rutger St.	Vacant Lot	TS-2011	40	112.5	4,500	\$10,000
				190	641.5	31,110	\$31,000.00

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8. **Exhibit “A”** 146,541 sq. ft. \$9,261.00 \$85,371.00
O’Fallon Community
Developing Organization
c/o Melinda L. Long
68-O’Fallon
Ward 11
67- Fairground
Ward 12

ParcelID	Address	Usage	Source	Front	Side1	LotSF
35460002600	4012 W. Florissant	Vacant Lot	D-1996	35	140	4,900
35460002200	4034 W. Florissant	Vacant Lot	TS-2015	22	140	3,080
35420003400	4159 W. Florissant	Vacant Lot	TS-2019	25	120	3,000
35489220000	4570 Fair Ave.	Vacant Lot	TS-2009	33	143	4,736
35460004400	4511 Mary Ave.	Vacant Lot	D-2015	25	125	3,124
35460004300	4515 Mary Ave.	Vacant Lot	D-2011	25	125	3,124
35460003800	4527 Mary Ave.	Vacant Lot	TS-2005	25	125	3,110
35460003600	4531 Mary Ave.	1 Sty, Brk	TS-2014	50	125	6,248
35460003000	4549 Mary Ave.	2 Sty, 2FF	TS-2013	25	125	3,124
33970000200	4308 Warne Ave.	Vacant Lot	TS-2000	25	120	3,016
33970000300	4310 Warne Ave.	Vacant Lot	TS-1998	25	120	3,029
33970000500	4314 Warne Ave.	Vacant Lot	TS-2000	25	122	3,054
33970000600	4318 Warne Ave.	Vacant Lot	TS-2017	25	122	3,067
33970000700	4320 Warne Ave.	Vacant Lot	TS-1997	50	122	6,171
33970000900	4328 Warne Ave.	Vacant Lot	TS-2017	25	124	3,171
33970001000	4330 Warne Ave.	Vacant Lot	TS-2018	25	124	3,130
33970001100	4334 Warne Ave.	Vacant Lot	TS-1996	25	125	3,143
33970001200	4336 Warne Ave.	Vacant Lot	TS-2021	46	126	5,837
35430001700	2119 Alice Ave.	Vacant Lot	TS-2017	25	142	3,563
35430001600	2115 Alice Ave.	Vacant Lot	TS-1995	50	142	7,121
35430001400	2105 Alice Ave.	Vacant Lot	TS-1999	48	142	6,985
35430002100	2135 Alice Ave.	Vacant Lot	H-D-1980	50	142	7,125
35430002000	2131 Alice Ave.	Vacant Lot	TS-1980	25	142	3,562
35440000600	2132 Alice Ave.	Vacant Lot	TS-1992	25	140	3,457
35440000800	2124 Alice Ave.	Vacant Lot	TS-2005	25	140	3,202
33970001300	4340 Warne Ave.	2 Sty, 2FF	TS-2016	28	127	3,667
35440003000	2167 E. Warne Ave.	Vacant Lot	TS-2001	34	156	7,645
35440002200	2147 Warne Ave.	Vacant Lot	TS-2003	25	134	3,105
35440002800	2161 Warne Ave.	Vacant Lot	TS-2000	25	150	3,717
35440002900	2163 Warne Ave.	Vacant Lot	TS-2001	30	155	4,593
35440001600	2131 Warne Ave.	Vacant Lot	TS-2000	35	101	4,724

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value		
35440001700	2135 Warne Ave.	Vacant Lot	H-D 1980	25	118	2,595
35440001800	2137 Warne Ave.	Vacant Lot	H-D 1980	25	118	2,697
35370000500	2105 E. Warne Ave.	Vacant Lot	TS-2009	37	125	5,021
35440002000	2141 E. Warne Ave.	Vacant Lot	TS-2005	25	118	2,900
35440001900	2139 E. Warne Ave.	2 Sty, 1 Unit	TS-2016	25	101	2,798
				1,098	4,666	146,541

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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D. GENERAL LOT PURCHASE PROGRAM

General Lot Purchase Program provides guidelines for the sales of LRA Lots (Class A) for any purpose other than new construction, building rehab or development.

9.	4152 E. Natural Bridge	4441-07-00500 25' x 179' Vacant Lot	TS-2016	\$1,000.00	\$3,132.00
	4154 E. Natural Bridge Janice M. & Gary S. Ruff 56- The Greater Ville Ward 12	4441-07-00400 25' x 179' Vacant Lot		\$1,000.00	\$3,132.00
10.	4446 Penrose Spencer Blair 69-Penrose Ward 11	4413-00-02500 25' x 101' 2,528 sq. ft. Vacant Lot		\$1,000.00	\$3,033.00
11.	4034 W. Florissant Karen M. Greer 57-Ville Ward – 11	3546-00-02200 22' x 140' Vac. Lot	TS- 2011	\$500.00	\$2,002.00
12.	917 Canaan Ave. Takisha S. Wright 74- Baden Ward – 13	5277-00-05100 60' x 127' 7,622 sq. ft. Vacant Lot	TS- 1997	\$950.00	\$2,032.00
13.	5356 Ridge Ave.	3799-00-00400 25' x 228' Vacant Lot	TS- 2017	\$4,000.00	\$7,250.00
	5358 Ridge Ave. James Christian Hill 78-Hamilton Heights Ward – 13	3799-00-00300 25' x 228' Vacant Lot	TS-2015		
14.	7111 Michigan Ave. The Spanish Society c/o Brian E. Kestler 1 - Carondelet Ward – 01	3036-00-00200 48' x 137' 6,651 sq. ft. Vacant Lot		\$5,000.00	\$6,207.00

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

	Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
15.	5882 Julian Marcelle Perry-Rhone 48- West End Ward – 10	3825-00-00200 75' x 60' 14,158 sq. ft. Vac. Lot	TS- 1992	\$200.00	\$11,326.00
16.	5817 Cabanne Ave.	3862-00-00300 55' x 208 ' 2,890 sq. ft. 11,454 sq. ft. Vac. Lot	TS- 2011	\$7,000.00	\$9,166.00
	5823 Cabanne Ave. Fanice Kenne Apartment Homes c/o Marian L. Coffman 48- West End Ward – 10	3862-00-00400 55' x 208.25' 11,463 sq. ft. Vac. Lot	TS-2011	\$7,000.00	\$9,166.00
17.	4755 Beacon Ave. Dennis Echols 72- Walnut Park East Ward 13	5671-00-03900 30' x 125' 3,929 sq. ft. Vac. Lot	TS-2014	\$200.00	\$2,095.00
	Counteroffer		Appointing Authority		
18.	1163 Aubert WCAL Investments, LLC David Walker & Cheryl Walker 53- Fountain Park Ward – 10	3767-00-0190 30' x 170' 5,101 sq. ft. Vacant Lot	TS- 2002	\$500.00	\$3,400.00
	Counteroffer		Appointing Authority		
19.	5637 Vernon Ave.	2991-04-0450 50' x 135' 6,322 sq. ft. Vac. Lot	TS-1992	\$500.00	\$5,057.00
	5643 Vernon Ave. Alma L. Brown 48-West End Ward 10	2991-04-0460 33'x 126' 4,210 sq. ft. Vac. Lot	TS-1992	\$500.00	\$3,368.00

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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E. SIDE LOT PROGRAM

Side Lot Program are parcels owned by LRA that consist of unoccupied ground that are too small to support new construction. These non-buildable lots are parcels that are less than **4,000 square ft.** and cannot be contiguous to another LRA parcel. These lots are made available and affordable to adjacent property owners to be used as a side lot and expand personal property.

20.	1208 Rev GH Pruitt Pl Sandra Harris 54- Lewis Place Ward 10	4553-05-04400 43' x 81' 2,219 sq. ft. Side Lot	TS-1991	\$100.00	\$100.00
21.	5429 Geraldine Ave. Melvin & Earline Gray 71- Mark Twain Ward 12	5081-00-03700 25' x 127' 3,187 sq. ft. Side Lot	TS-2013	\$100.00	\$100.00
22.	7021 Southwest Ave. Mary Alice & Ronald Goedeker 10 - Ellendale Ward 4	4791-00-00200 0.035 ACS 2,373 sq. ft. Side Lot	TS-2007	\$100.00	\$100.00

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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F. OPTION RENEWAL

Option Renewals are offerors request for additional time to complete projects due to the construction delays, funding, etc. on options that are near expiration. Offerors must display proof of consistent progress to receive renewals of options and extensions of time.

23. **2017 Linton Ave.** 3391-00-01200 TS – 2015 \$50,000.00 \$75,000.00
Mentors In Motion 62,357 sq. ft.
c/o Alandon Pitts, CEO 2 Sty. School/Office Bldg.
66—College Hill **Option Renewal**
Ward 14
24. **“Exhibit A”** 40,285 sq. ft. \$13,701.00 \$13,701.00
SHR Builders LLC
c/o Samella Henderson
58- Vandeventer **Option Renewal**
Ward 12

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
4568000300	4345 West Belle Pl	Vacant Lot	T-2011	35	147.5	5,182	\$1,741.00
45680002800	4337 West Belle Pl	Vacant Lot	TS-2009	39	147.5	5,736	\$1,897.00
45680002900	4341 West Belle Pl	Vacant Lot	TS-2009	40	147.5	5,874	\$1,945.00
45680008000	4359 West Belle Pl	Vacant Lot	TS-2012	60	147.5	8,766	\$2,917.00
45710000600	4356 West Belle Pl	Vacant Lot	TS-2014	32	135	3,815	\$1,556.00
45710000700	4354 West Belle Pl	Vacant Lot	TS-2015	25	135	3,346	\$1,215.00
45710001400	4330 West Belle Pl	Vacant Lot	TS-2014	25	135	3,298	\$1,215.00
45710001500	4328 West Belle Pl	Vacant Lot	TS-2014	25	135	3,116	\$1,215.00
				308.5	1,130	40,285	\$13,701.00

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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G. PROP NS STABILIZED BUILDINGS

The Prop NS Program is a strategic initiative with a goal of stabilizing vacant residential buildings owned by the City of St. Louis Land Reutilization Authority (LRA) which offers them from sale. The program was established by a community-initiated and voter-approved ordinance to create a dedicated source of funding to make it possible for LRA to improve properties within the City's landbank of vacant buildings. This investment is intended to increase the likelihood that these properties will be purchased by private parties who will then finish their rehab and transform current deteriorating buildings into decent housing for their communities.

25.	2823-25 Gasconade 16- Dutchtown Ward 03	2602-00-03800 49' x 124'	DON-2012	Min. Bid \$4,000.00
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The subject property is a 4,031 sq. ft. brick 4-unit building. Parcel size is 6,141 sq. ft.

A. Alexander Borns & Ma'in Musmah \$5,700.00

B. Haven Recovery Homes, LLC \$10,000.00

26.	4664 Labadie 56-The Greater Ville Ward 12	3711-01-00800 28' x 147'	DON-2018	Min. Bid \$1,000.00
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The subject property is a 1,426 sq. ft. brick 1- unit building. Parcel size is 4,128 sq. ft.

A. Danielle K. Daniels \$2,500.00

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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27. **4239 Lee** 3573-03-08107 TS-2015 **Min. Bid \$2,000.00**
68- O'Fallon
32.5' x 101'
Ward 11

The subject property is an approximately 2,400 sq. ft. brick building. Parcel size is 3,285 sq. ft.

- A. 3 J Luxury Suites LLC** \$2,300.00
c/o Jason R.B. Johnson
- B. James Robinson** \$3,000.00
- C. Doris House** \$3,500.00
- D. Tyreesha Young** \$4,750.00

28. **4715 Newberry Terrace** 3573-03-08107 TS-2013 **Min. Bid \$2,000.00**
68- Lewis Place
32.5' x 101'
Ward 10

The subject property is 2,542 sq. ft. 2 Unit, brick building. Parcel size is 3,625 sq. ft.

- A. Suite Abode, LLC** \$3,000.00
c/o Nicole Evans
- B. Value First Contractors** \$5,001.00
c/o Kareem Omar Simmons

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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29. **3737 Oregon** 1634-00-02400 TS-2015 **Min. Bid \$2,000.00**
19-Gravois Park 11.5/12.75' x 127'
Ward 03

The subject property. Right ½ of a 4-Family Flat, 2FF. 2 Sty brick building. Parcel size is 1,240 sq. ft.

A. Terence Andre White \$2,500.00

B. Haven Recovery Homes, LLC \$5,000.00

30. **3737 Oregon H** 1634-00-02450 TS-2014 **Min. Bid \$4,000.00**
19-Gravois Park 13/12' x 127'
Ward 03

The subject property. Left ½ of a 4 Family, 2FF. 2 Sty brick building. Parcel size is 1,240 sq. ft.

A. Terence Andre White \$2,500.00

B. Haven Recovery Homes, LLC \$5,000.00

31. **1454-56 Rowan** 5307-00-00107 TS-2016 **Min. Bid \$4,000.00**
78-Hamilton Heights 39' x 133'
Ward 13

The subject property. 2 Sty brick mixed use building. Parcel size is 5,248 sq. ft.

A. James Robinson \$4,500.00

B. Doris House \$5,000.00

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OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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32. **4731-33 Newberry Terrace** 3772-00-06500 TS-2012 **Min. Bid \$4,000.00**
54-Lewis Place 50' x 145'
Ward 10

The subject property. 2 Sty brick, 4FF. Parcel size is 4,912 sq. ft.

A. Value First Contractors \$4,001.00
c/o Kareem Omar Simmons

B. Frederick & Jamarl Montgomery \$5,250.00

C. Marjorie Bacquie \$10,500.00

33. **5814 Page Blvd.** 3824-00-02200 TS-2012 **Min. Bid \$2,000.00**
48- West End 33' x 259'
Ward 10

The subject property. 2 Sty brick, 2FF. Parcel size is 8,642 sq. ft.

A. Tanya Garrett \$3,300.00

34. **5920-22 Plymouth** 3831-00-01500 TS-2012 **Min. Bid \$2,000.00**
48- West End 40' x 196'
Ward 10

The subject property. 2 Sty brick, 2FF. Parcel size is 7,937 sq. ft.

A. Tanya Garrett \$3,300.00

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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H. DONATIONS

Donations are parcels which consist of unoccupied ground or structures owned by constituents who desire to donate due to no longer wanting the property or they are incapable of maintaining the upkeep. The donation is entered the LRA inventory and sold using the LRA process.

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|-----|---|--|
| 35. | 4446 Bessie
Craig A. Arnold
69-Penrose
Ward 11 | 4416-17-01900
1 Sty Brk Residence
30' x 107' |
| 36. | 843 McLaran
Kevin Gayden
74-Baden
Ward 13 | 5209-00-02200
2 Sty, 2 FF Brk
30' x 125' |
| 37. | 6151 North Pointe Blvd.
Botanical Ave. LLC
Illiam Algemeyer
73-North Pointe
Ward 13 | 5737-00-04200
1 Sty, Brk
30' x 125' |

OFFERS TO PURCHASE LRA PROPERTY— JULY 26, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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G. MISCELLANEOUS

Miscellaneous items are requested changes from the original approved Board decision. These may include a change of end use, name change, etc. The request must go before the Board for consideration.

Change of End Use

38.	1909 E. Grand Lenora C. Muhammad 66- College Hill Ward 14	2473-00-02000 95' x 132' Commercial Building	TS-2021	\$9,750.00	<i>No Estimate Provided</i>
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